

Ref: 7528



NO. 45 CLUAIN CAISLEÁN, CASTLELANDS, FERNS, CO WEXFORD Y21 YK75

BER C2

QUINN PROPERTY

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WELL-PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME ON A LARGE CORNER SITE

For Sale By Private Treaty



DESCRIPTION:

QUINN PPROPERTY are pleased to present to the market this three bedroom semi-detached residence located in a mature development.

No. 45 is in excellent condition throughout and will appeal to a range of buyer profiles. Internally, the residence is well proportioned with three generously sized bedrooms together with spacious living accommodation.

Outside, the property boasts well-maintained lawns to its front, side and rear, further enhancing the appeal of this attractive home. No. 45 is also landscaped with a selection of trees and shrubs while a garden shed provides ample storage for what is a low maintenance garden. A unique selling point of this property is its expansive rear garden which benefits from vehicular access and allowing off-street parking. The scale of the rear/side garden provides the possibility for an extension subject to the relevant planning permissions.



LOCATION:

Conveniently located within the village of Ferns, there is an array of services on its doorstep to include shops, bars, eateries, bus services, schools and sports clubs. Enniscorthy is 10km south of the property and offers a comprehensive selection of amenities including supermarkets, hotels, boutiques, rail services and secondary schools. Gorey can be reached within 15 minutes, while Wexford can be reached within 30 minutes. Overall, Ferns is a highly accessible location to much of the Southeast. The M11 is 10 minutes from the property, offering easy access along the east coast. South Dublin is a 50 minute commute. Furthermore, access to the N80 and the N30 are nearby, allowing for convenient travel across the region.

Ground Floor:

Entrance Hallway:	4.7m x 2.0m (A.W.P.)	Tiled floor, stairway to first floor
Sitting Room:	5.4m x 3.9m	Laminate wood flooring, feature bay window, feature open fireplace with timber surround
Kitchen/Diner:	4.0m x 4.4	Tiled flooring, fitted kitchen units, electric oven, electric hob, double doors to rear garden
Utility Room:	2.3m x 1.6m	Linoleum flooring, plumbed for washing machine
Guest W.C.:	1.6m x 1.6m	Linoleum flooring, W.C., W.H.B.





First Floor:

Landing:	2.9m x 3.9m (A.W.P.)	Carpet flooring
Bedroom 1:	3.3m x 2.7m	Carpet flooring
Bathroom:	2.4m x 2.5m	Linoleum flooring, bath, W.C., W.H.B.
Bedroom 2:	3.7M X 3.2m (A.W.P.)	Carpet flooring, fitted wardrobes
Master Bedroom:	3.5m x 3.0m	Carpet flooring
Ensuite:	1.6m x 1.7m	Linoleum flooring, W.C., W.H.B., shower

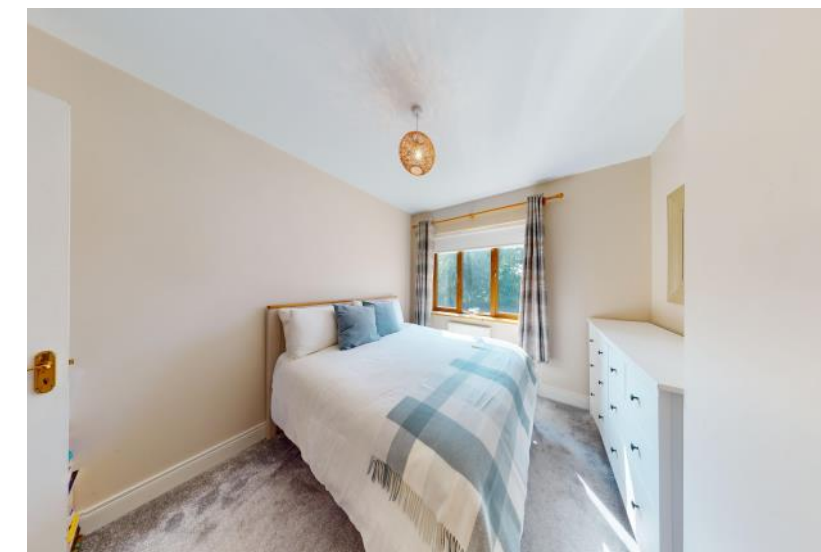


SERVICES AND FEATURES:

Oil Fired Central Heating
All Mains Services
Property Extends To 102m²
Built: 2003
Vehicular Side Entrance
Off Street Parking



BER DETAILS: C2
BER No: 102620705
Energy Performance Indicator: 192.7 kWh/m²/yr



This Is The Perfect Opportunity To Acquire A Lovely Family Home

A.M.V. €245,000

QUINN PROPERTY

www.quinnproperty.ie

Gorey: 053 94 80000

Email: sales@quinnproperty.ie

Carnew: 053 94 26234

Email: info@quinnproperty.ie



FOR IDENTIFICATION PURPOSES ONLY



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26 Main Street, Gorey, Co. Wexford Y25DP60

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